



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ14-00052  
**Application Type:** Rezoning  
**CPC Hearing Date:** January 8, 2015  
**Staff Planner:** Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov  
**Location:** West of Stanton Street and South of Crosby Avenue  
**Legal Description:** North ½ of Lot 6 and all of Lots 7, 8, 9 and 10, Block 45, Alexander Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.327  
**Rep District:** 8  
**Existing Zoning:** A-O (Apartment-Office)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From A-O (Apartment-Office) to R-MU (Residential Mixed-Use)  
**Proposed Use:** Mixed-Use Residential  
**Property Owner:** Lara Properties LP  
**Representative:** Eugenio Mesta

### **SURROUNDING ZONING AND LAND USE**

**North:** A-3 (Apartment) / Vacant  
**South:** A-3 (Apartment) / Single-family dwelling  
**East:** A-3 (Apartment) / Single-family dwellings  
**West:** A-3 (Apartment) / Apartments

**PLAN EL PASO DESIGNATION:** G-2 Traditional Neighborhood (Walkable) (Central Planning Area)

**NEAREST PARK:** Dunn Park (952 feet)

**NEAREST SCHOOL:** El Paso High School (2,089 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 17, 2014.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from A-O (Apartment-Office) to R-MU (Residential Mixed-Use). The proposed two-story development features street-oriented buildings to accommodate fourteen apartment units inclusive of two three-bedroom, eight two-bedroom, and three one-bedroom units, including an ADA unit. One live-work flex unit is proposed. The proposed apartment square footage totals 11,976 square feet. The mix of uses proposed is detailed in the Master Zoning Plan (MZP) Report (Attachment 4). Setbacks are proposed at 0' along all property lines. Vehicular access is proposed from the rear alley.

Twenty-seven parking spaces are required. The development proposes to provide fifteen parking spaces behind the proposed buildings, resulting in a 44 percent parking reduction. The project proposes 1,647 sq. ft. of landscaped open space, for a total of 12 percent of the site area.

As the property is less than the required one acre for a R-MU district, the applicant will request City Council waive the minimum district area as part of the rezoning request.

**ANALYSIS**  
20.10.360(G)

Residential, General and Industrial Mixed Use Districts (R-MU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
  - a. Development Perspective.
    - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
    - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
    - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
    - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
    - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
    - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
    - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
    - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
    - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
    - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
    - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
    - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
    - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
    - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
    - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
    - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
    - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
  - b. Building Perspective.
    - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
    - ii. That the design of streets and buildings reinforce safe environments.
    - iii. That architecture and landscape design grow from local climate, topography, history and building practice.

- iv. That public gathering spaces be provided in locations that reinforce community identity.
- v. That the preservation and renewal of historic buildings be facilitated.
- vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

*The applicant complies 20.10.360(G)(1)*

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
  - a. Neighborhoods limited in size and oriented toward pedestrian activity.
  - b. A variety of housing types, jobs, shopping, services, and public facilities.
  - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
  - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
  - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
  - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
  - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
  - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
  - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
  - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

*The applicant complies 20.10.360(G)(2)*

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
  - a. Architectural compatibility;
  - b. Human scale design;
  - c. Integration of uses;
  - d. Encouragement of pedestrian activity;
  - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
  - f. Residential scale buildings in any mixed residential area;
  - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
  - h. Buildings that focus activity on a neighborhood open space, square or plaza.

*The applicant complies 20.10.360(G)(3)*

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

*20.10.360(G)(4) is not applicable to the proposed development.*

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

*A 44 percent parking reduction is requested as part of the Master Zoning Plan, less than a standard infill parking reduction request.*

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

*The applicant complies 20.10.360(G)(6)*

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

*This project's landscaping is not required to conform to the requirements of Title 18.*

#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from A-O (Apartment-Office) to R-MU (Residential Mixed Use), approval of the Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial and apartment zoning in the area and the G-2 Traditional Neighborhood (Walkable) growth sector in the Central Planning Area.

#### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-MU (Residential Mixed Use) district is to provide neighborhood-serving residential and commercial land uses, provide service to a neighborhood with uses compatible with the residential areas that the uses serve, and to allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

## **COMMENTS:**

### **Planning and Inspections Department- Planning Division - Transportation**

Recommend approval. A TIA is not required. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **Planning and Inspections Department – City Development & Permitting**

Recommend approval. All units in ground level shall meet the requirements for Type B units once the plans are submitted for permitting.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

No objections.

### **Planning and Inspections Department - Land Development**

No objections.

### **Fire Department**

Rezoning request does not adversely affect the Fire Department.

### **El Paso Water Utilities**

EPWU does not object to this request.

### **Water**

1. Along Crosby Street between Mesa Street and Stanton Street there is an existing eight (8) inch diameter water main. This main is located at approximately twenty (20) feet south of the northernmost right-of-way line of Crosby Street. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant number 656, which is connected to the above described main, located at the corner of Crosby Street and Kansas Street have yielded a static pressure of 130 pounds per square inch (psi), residual pressure of 128 psi, discharge of 750 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
3. Along the Alley located between Mesa Street and Stanton Street, south of Crosby Street, there is an existing four (4) inch diameter water main; this main is available for service.
4. Along Crosby Street between the above-described Alley and Stanton Street there is an existing four (4) inch diameter water main. This main is located at approximately nine (9) feet north of the south right-of-way line of Crosby Street and it is available for service.

### **Sanitary Sewer**

Along the Alley located between Mesa Street and Stanton Street, south of Crosby Street, there is an existing eight (8) inch diameter sanitary sewer main; this main is available for service.

### **General**

1. If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.
2. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Attachments:**

Attachment 1: Zoning Map

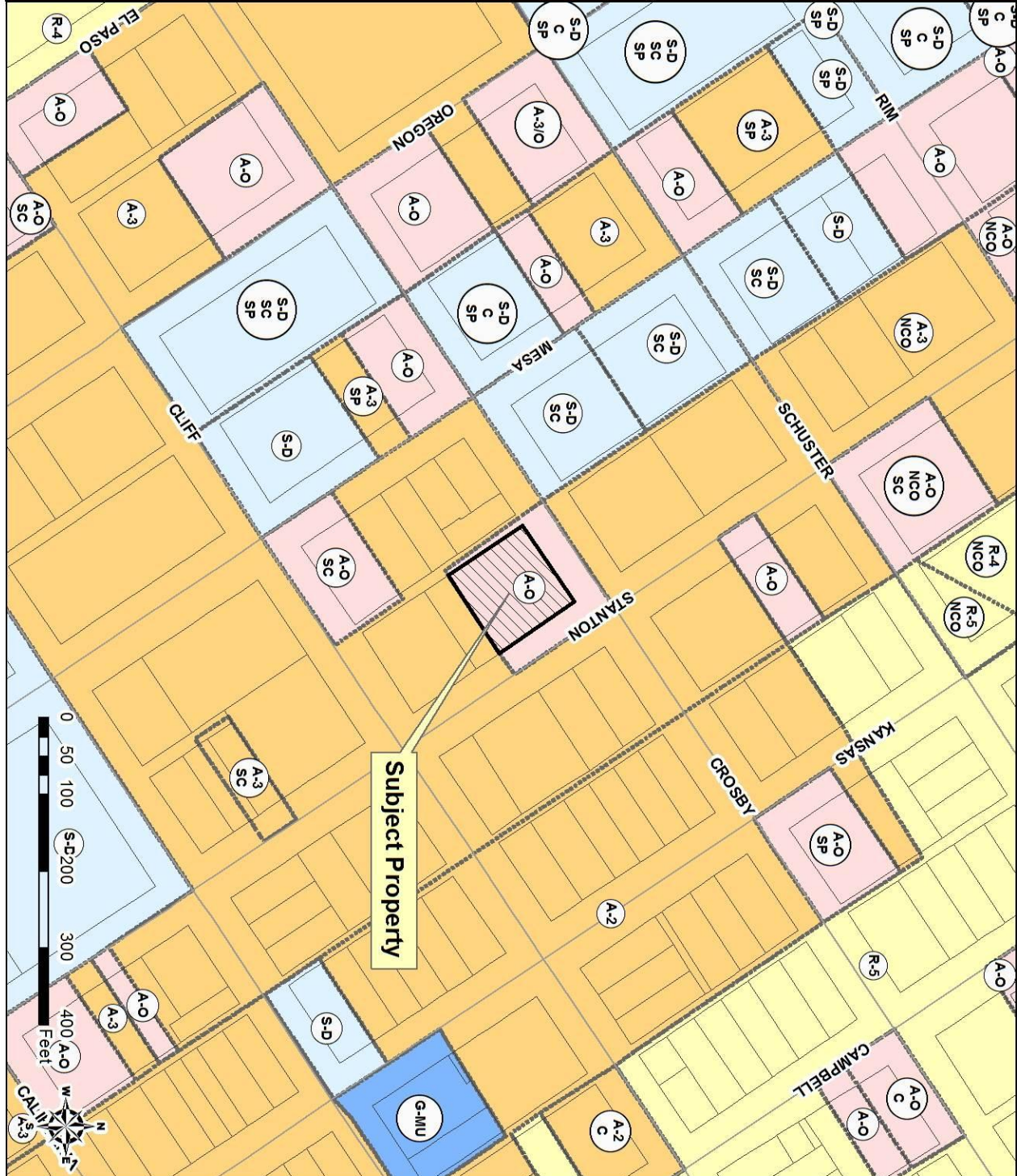
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZP)

Attachment 4: Master Zoning Plan (MZP) Report

ATTACHMENT 1: ZONING MAP

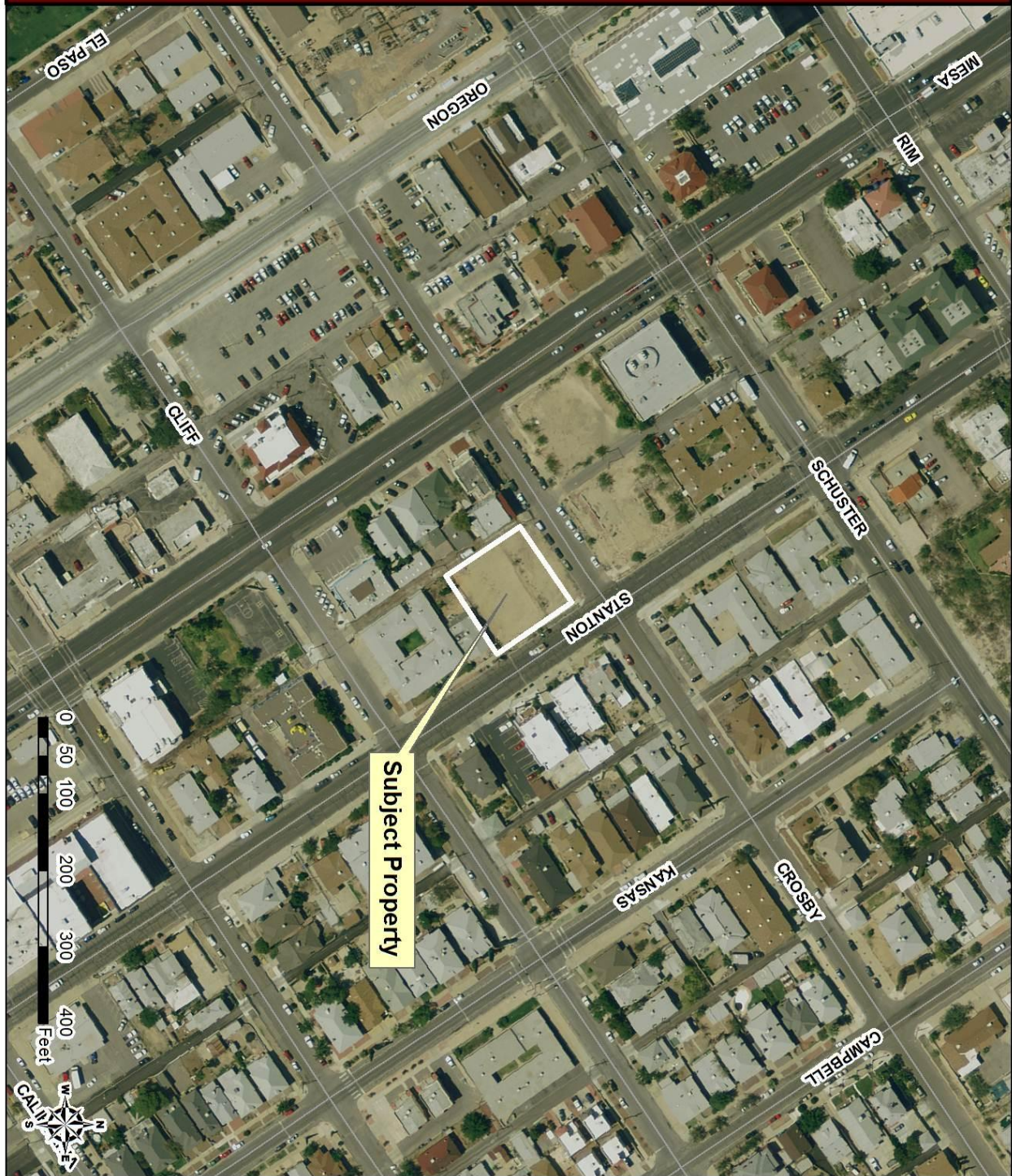
PZRZ14-00052





ATTACHMENT 2: AERIAL MAP

PZRZ14-00052





# ATTACHMENT 3: MASTER ZONING PLAN (MZP)



## **ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT**

### **Master Zoning Plan for a Mixed Use District**

#### **Stanton Lofts**

##### **I. Purpose and Intent:**

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including offices, retail, churches, apartments, single family attached units, walk-ups, duplexes and row housing. Being located close to the University of Texas at El Paso, Medical Centers and Downtown is also a plus. This new district will enhance the neighborhood, promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the City.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing and office/retail uses in Central El Paso;
- Provide a complex that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, and the Medical Center of the Americas;
- Continue with the redevelopment patterns that the City of El Paso is promoting in Downtown;
- Demonstrate that these trends are economically and socially feasible in Mid-Town El Paso.

##### **II. Objective:**

This District will accommodate an innovative Multifamily Living community.

##### **III. Characteristics:**

**Description:** This District will built on a vacant lot creating, 2-3 Bedroom Apartments, 8-2 Bedroom Apartments, and 3-1 Bedroom Apartments and 1 Live-Work Flex Unit. A more detailed description of the design elements are as follows:

**Access:** The complex will have direct pedestrian access through Stanton St. The parking area will be located behind the two primary two story buildings with secured access from Crosby Ave thru the alley. Parking located at the back will allow traffic to flow smoothly while allowing EMS vehicles easy access to the property.

**Setbacks:** The building will be built with zero setback along all four sides of the property, this will provide a closer relationship with the neighborhood promoting pedestrian life.

## **ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT**

**Density:** The District Density will be 42 Units to the Acre as it will have 14 apartment units on .327 Acres. This is also compatible with some of the structures built around the neighborhood.

**Landscaping:** 1,647 sq. ft. totaling 12% of landscaping will be provided in the ground floor along the southernmost property line, front of parking spaces and along the parkway of both streets, Stanton St. and E. Crosby Ave.

**Parking:** 27 parking spaces will be needed for the development of this project. 25 for the apartments and 2 for the live-flex unit. There will be 15 Parking spaces provided in the ground floor. A 12 parking reduction is requested to meet the total parking required. However there is plenty of on-street parking available immediately adjacent to the property along Stanton Street and Crosby Ave.

**Sub Districts:** There will be no Sub Districts in the Plan.

**Phasing:** The project will be built in one phase in its entirety.

**Floor Area Ratio:** The total construction area for this project is 11,976 S.F. on a land size of 14,274 S.F. for a total Floor area Ratio of .84

#### **IV. Relationship with Plan for El Paso:**

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to revitalize Downtown and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings has a tight walkable community with schools, churches and retail within walking distance. This District will strengthen it by providing a modern and additional retail space that will enhance the neighborhood.

## ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Stanton Lofts Mixed Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
<b>Commercial Uses</b>					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office , business	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Massage Parlor	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
<b>Residential Uses</b>					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.